

**LOWER PROVIDENCE TOWNSHIP
PLANNING COMMISSION MEETING
OCTOBER 24, 2018 MEETING MINUTES**

1) Call to Order

A) Chairman Kuberski called the meeting to order at 7:00 p.m.

2) Roll Call:

A) The following board members were in attendance: Mr. David Atkins, Ms. Ginny Kricun, Mr. Mark Kuberski and Ms. Susan LaPenta.

B) Also in attendance: Mr. Mike Mrozinski, Director of Community Development; Mr. Lonnie Manai, Township Engineer; Mr. Peter Nelson, Solicitor; Mr. Patrick Duffy, Board of Supervisor Liaison and Maggie Dobbs, Montgomery County Planning Commission.

3) Approval of Planning Commission Minutes of June 25, 2018

A) **MOTION:** Ms. LaPenta made a motion to move the minutes of September 27, 2018 into the record. Mr. Atkins seconded the motion. The motion *passed* 4-0.

4) Presentation

A) Eagleville Hospital – Eagleville Road – Master Plan –Revised Concept.

i) Joe Clement, solicitor for Eagleville Hospital, introduced the presentation.

ii) Eugene Ott, Jr. gave a Campus Planning Update, described the uses of the facility, the challenges of the existing infrastructure and plans to update and modernize the facility.

iii) Ms. Kricun asked if there was a way to secure funding to speed up the process given the grave nature of the addiction crisis. Mr. Ott said he feels they are in a comfortable financial position to proceed with the plans. She asked they partner with other facilities. He said they try to particularly with outpatient recovery.

iv) Mr. Atkins asked how often are patients are sent offsite for emergency care. Mr. Ott said they manage most issues on campus but when it exceeds their capacity they send them to Einstein Hospital. He said they send out 5-10 patients a day for both routine health care and emergency care. Mr. Atkins said he felt the design felt smart and holistically sound.

v) Ms. Kricun asked what was the division between male and female patients. Mr. Ott described the set-up of the facility. He said that segregate the younger population by sex but the older patients are co-ed.

vi) Mr. Mrozinski said that the draft timeline was aggressive but do-able but the biggest concern would be to submit the plans. Mr. Clement said they expect to have land development plans complete by the end of October.

vii) Mr. Nielson asked if they were going to present plans in phases? Mr. Clement said they would be presented as a whole.

viii) Ms. Dobbs asked if there were any consideration to sustainable building design. Mr. Ott said that they have been considering that as they balance their economic limitations.

5) New Business

A) Consideration of LD-18-05 – Backyard Winery, 3855 Germantown Pike.

i) Mr. Brad Grauel of OTM Engineers, on behalf of the applicant, presented the project.

(1) Mr. Kuberski asked if there was a vineyard on the property now. Mr. Grauel said there was not. Ms. LaPenta confirmed that they would be making wine on the site. Mr. Blatt said this would be his first venture into winemaking but had a business plan in place.

(2) Ms. Kricun asked if the use was appropriate for the zoned area. Mr. Mrozinski said there were no zoning issues with the proposal given the agricultural nature of the proposal. Mr.

Blatt said that any signage would conform to Township regulations. Mr. Grauel said that all historic buildings would be preserved.

- (3) Mr. Manai asked if the parking near the shared driveway easement being created would create one or two parking spots. He asked if any access points would be closed. Mr. Grauel said they were closing a smaller access point and creating a larger access point.
- (4) Mr. Atkins asked if the neighbors in support. Mr. Grauel said they are and they have been granted an easement for a shared driveway. Mr. Blatt said they feel the shared driveway would be an improvement. He said they would be taking care of all maintenance.
- (5) Discussion was held regarding the landscaping and exterior appearance of the facility.
- (6) Ms. Dobbs said that she brought up the question in her letter that agricultural is not allowed in the district but it's a pre-existing non-conforming use and is continuing a non-conforming use. She reviewed the varying uses being requested and said the site plan lists this as a Use 2 but she feels it is a Use 3, which means it would be subject to conditional Use approval. Discussion was held regarding the installation of sidewalks. She noted that the heritage tree on the site would need approval for removal. Mr. Grauel said that would be addressed and the landscape architect would have a proposal for replacements.
- (7) Mr. Neilson said that the applicant would need to apply for conditional use and outlined the steps for that. Discussion was held regarding the timeline of approval.
- (8) Discussion was held regarding the water needs of the vineyard.

B) Consideration of S-18-02 – Liberty-N Park – David Erb Builders – two lot minor subdivision

- i) David Erb presented his proposal and discussed how the parking would be laid out on the proposed site. He reviewed the comment letters and discussed issues that would possibly need waivers.
- ii) Mr. Manai responded to the concerns about sewer and said he would work with the applicant on the sidewalk topography.
- iii) Discussion was held regarding the lot dimension and the need for a variance.
- iv) Ms. Dobbs said they prefer a shared driveway to reduce impervious coverage.
- v) Ms. Kricun asked for clarification of the location of the houses on the property.
- vi) Discussion was held regarding frontage and possible configurations of the lot.
- vii) **MOTION:** Ms. LaPenta made a motion to grant a waiver for Section 123.39.I(3)(j) requiring a rear lot shall have an area of 200%. Ms. Kricun seconded the motion. The motion *passed* 4-0.
- viii) **MOTION:** Mr. Atkins made motion to recommend granting preliminary/final approval upon compliance with consultant review letters. Ms. LaPenta seconded the motion. The motion *passed* 4-0.

6) Motion to Adjourn:

- A) **MOTION:** Ms. Kricun made a motion to adjourn. Ms. LaPenta seconded the motion. The motion passed 4-0. The meeting adjourned at 8:25 p.m.

Next Meeting: November 28, 2018 – 7 p.m.